

CARDINAL POINT CONDOMINIUM: STAGE 13

SITUATED IN THE VILLAGE OF MIDDLEFIELD, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 21 & 30 IN SAID COUNTY

CARDINAL POINT Ltd., AN OHIO LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN SUBLOT NO. 1 OF MID MEADOW SUBDIVISION PHASE 2, HEREBY CONSENT TO THE RECORDING OF THE SAME.

Daniel E. Bond
MANAGING MEMBER

James R. Ford
MANAGING MEMBER

EASEMENTS

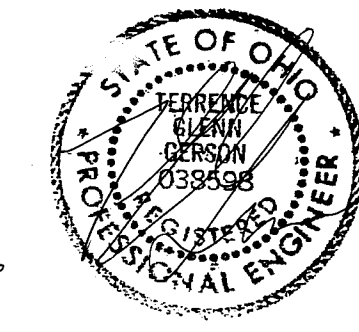
CARDINAL POINT LTD., OWNER OF THE WITHIN PLATTED LAND GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL TELEPHONE COMPANY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET IN WIDTH THROUGH ALL LANDS AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, OR COMMUNICATION CABLES, DUCTS, CONDUITS, PIPE, GAS PIPE LINES, SURFACE OR BELOW MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID UTILITY FACILITIES.

Daniel E. Bond
MANAGING MEMBER

James R. Ford
MANAGING MEMBER

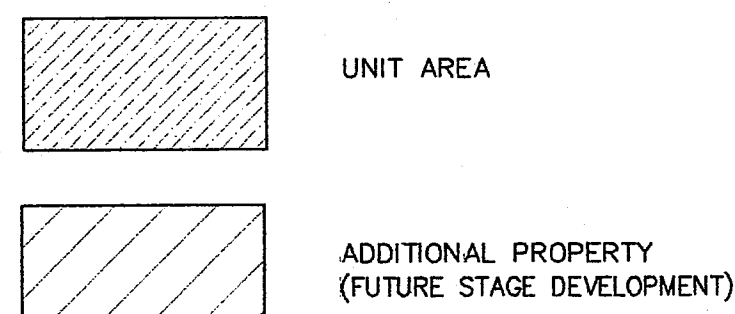
CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.13 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

Terrence G. Gerson 18 Dec 2006
TERRENCE G. GERSON, REG. ENGINEER # 038598 DATE

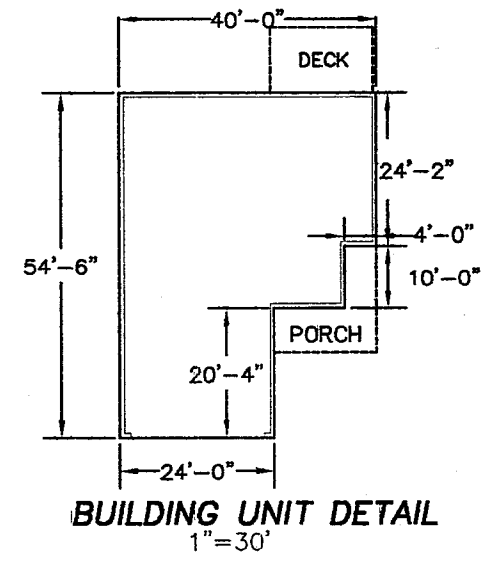
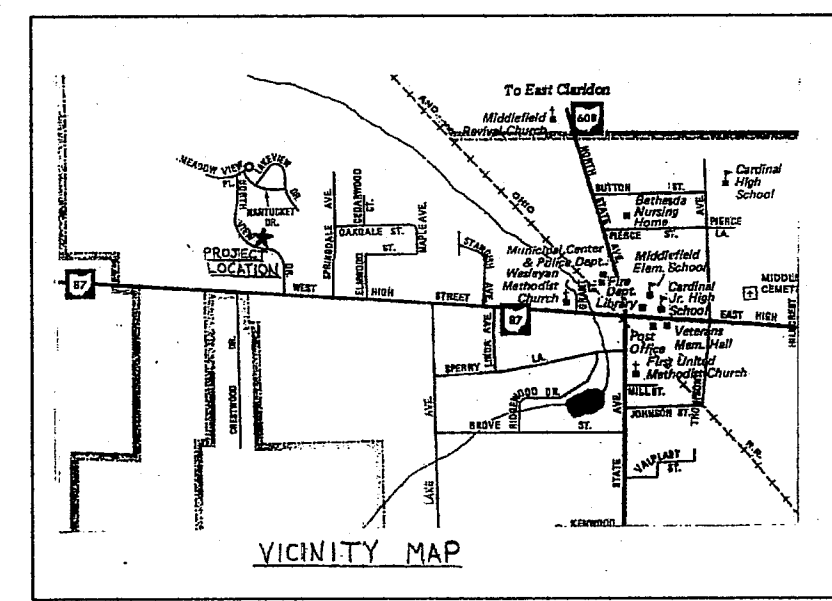
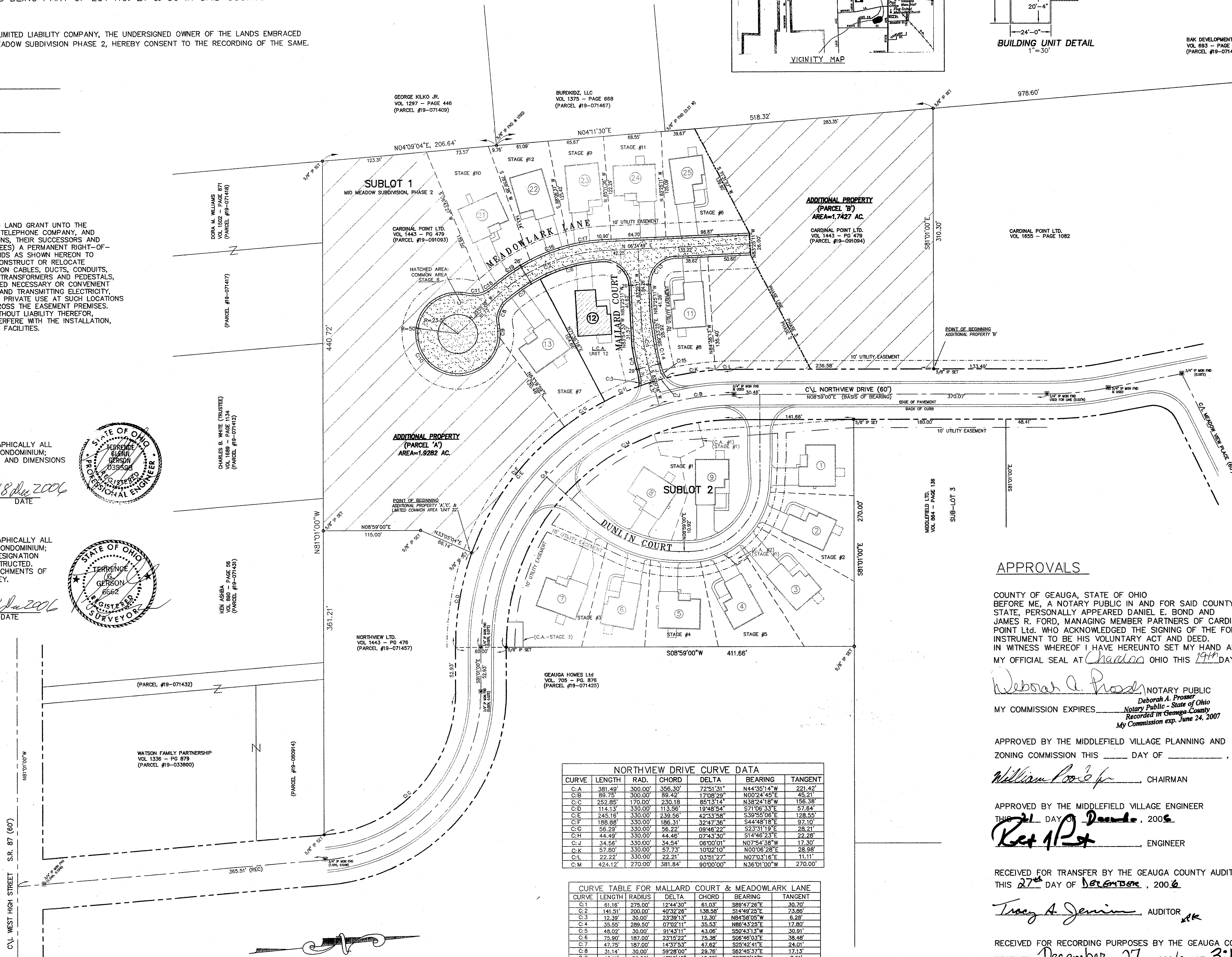


I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.13 INCLUDING THE LAYOUT, LOCATION DESIGNATION AND OUTSIDE DIMENSIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

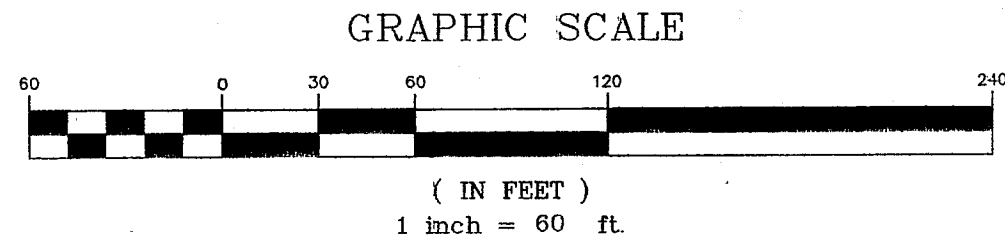
Terrence G. Gerson 18 Dec 2006
TERRENCE G. GERSON, REG SURVEYOR #6662 DATE



STAGE 13 AREA SUMMARY	
CONDOMINIUM AREA	0.2638 Ac
LIMITED COMMON AREA (Including Unit Area)	
UNIT 12:	0.2638 Ac



DAK DEVELOPMENT CO.
VOL. 693 - PAGE 670
(PARCEL #19-071415)



CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
C.A	361.49	300.00	356.30	77.91° 21'	N44°35'14"W	221.42'
C.B	89.75	300.00	85.42	17.08° 29'	N00°24'45"E	45.21'
C.C	252.85	170.00	230.18	85.13° 14'	N38°24'18"W	156.38'
C.D	114.13	330.00	113.59	19.48° 54'	S71°05'33"E	57.64'
C.E	245.18	330.00	239.56	42.43° 58'	S39°55'06"E	128.55'
C.F	188.88	330.00	186.31	32.47° 36'	S44°48'18"E	97.10'
C.G	56.29	330.00	56.22	09.46° 22'	S23°31'19"E	28.21'
C.H	44.49	330.00	44.42	07.43° 30'	S14°46'23"E	22.26'
C.I	34.56	330.00	34.54	06°00' 01"	N07°54'38"W	17.30'
C.K	57.80	330.00	57.73	10°02' 10"	N00°06'28"E	28.98'
C.L	22.22	330.00	22.21	03°51' 27"	N07°03'16"E	11.11'
C.M	424.12	270.00	381.84	90°00' 00"	N35°01'00"W	270.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C.1	61.60	275.00	124.43	41.03	S89°47'26"E	30.70'
C.2	141.51	200.00	40.32	138.58	S14°48'25"E	73.66'
C.3	12.39	30.00	23.92	12.30	N84°58'05"W	6.28'
C.4	35.59	289.50	07.02	35.53	N88°43'25"E	17.80'
C.5	48.02	30.00	91.43	43.06	S50°43'13"W	30.91'
C.6	75.90	187.00	231.22	75.38	S08°46'03"E	38.48'
C.7	47.75	187.00	147.53	47.69	S89°42'43"E	24.01'
C.8	31.14	30.00	59.90	29.76	S82°45'37"E	17.13'
C.9	15.11	50.00	17.18	15.05	S83°50'15"E	7.61'
C.10	249.28	50.00	277.54	65.85	N63°28'05"E	43.75'
C.11	20.02	30.00	38.15	18.99	N03°19'35"E	10.40'
C.12	47.12	30.00	90.08	42.43	S38°25'11"E	30.00'
C.13	30.05	260.50	06.26	30.02	N86°58'21"E	15.03'
C.14	13.78	30.00	23.91	13.69	N70°28'43"E	7.01'
C.15	48.61	213.00	130.43	48.51	N11°52'38"W	24.41'
C.16	40.35	213.00	109.14	40.29	N00°05'18"E	20.24'
C.17	9.39	30.00	17.86	9.35	N24°45'35"E	4.73'
C.18	56.84	213.00	151.93	56.77	S26°04'28"E	28.64'

APPROVALS

COUNTY OF GEauga, STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL E. BOND AND JAMES R. FORD, MANAGING MEMBER PARTNERS OF CARDINAL POINT Ltd. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon OHIO THIS 19th DAY OF December, 2006.

Deborah A. Prosser NOTARY PUBLIC
Deborah A. Prosser
Notary Public - State of Ohio
Recorded in Geauga County
My Commission exp. June 24, 2007

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 20__

William Poole Jr. CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER
THIS 21st DAY OF December, 2006
Ken P. ... ENGINEER

RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR
THIS 27th DAY OF December, 2006
Tracy A. Jenin AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER
RECEIVED December 27, 2006 AT 3:12 P.M.
RECORDED IN PLAT BOOK 39, PAGE 108
THIS 27th DAY OF December, 2006
Mary Margaret McBlide RECORDER

WILLIAM R. GRAY ASSOCIATES, INC.
9472 HAMILTON DRIVE MENTOR, OHIO 44060
(440) 350-0861

DATE: 12/08/06
DRAWN BY: DJG
CHECKED BY: DJG
SCALE: 1" = 60'

TITLE: CARDINAL POINT CONDOMINIUM CONDOMINIUM PLAT: STAGE 13

SHEET NO. 110 MAIN STREET CHARDON, OHIO

DWG. NO. V39.P108